

Brentwood Planning Board

Minutes

May 19, 2016

Members Present: Bruce Stevens, Chairman Kevin Johnston, Vice-Chair
 Mark Kennedy Steve Hamilton
 Bob Mantegari, BOS rep Lorraine Wells, Alternate
 Glenn Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00

Motion made by Hamilton, 2nd by Johnston to give Wells voting rights: all were in favor.

Site Plan Review: Town of Brentwood – Highway Shed – tax map 211.004.

Selectman Jeff Bryan spoke on behalf of the town this evening. The Town will be building a 60 x 110 wood frame structure to house trucks and equipment. The plan also shows a shelter to be built in the future for sand and salt storage. Bryan said that both he and the building inspector, Kip Kaiser, will oversee the project to keep costs down, and each item will go out to bid. He said the estimate cost to be \$210,000 – 235,000, and hope to be done by the end of the year. A trustee from the Pilgrim United Church, (an abutter), was present and said they have only one concern with the project, and that is the loam pile that appears to encroach onto their land, at the back of the town property. Road Agent Wayne Robinson was present and said that the loam pile has been moved, and there is access all around the back available by vehicle. Bryan gave his cell number to the abutter and said he would visit the site anytime with her. Greenwood suggested that a plan be done at some point that shows no encroachment on the church property. Having no further questions or comments, Bryan thanked the Board for their time this evening.

7:00 Design Review Hearing: USA Training Center – tax map 201.008

David Gleason and Dave Hoyt of USA Training Center were present for tonight's discussion. There were many residents present for this discussion. Greenwood said he had met with Gleason regarding this proposal, and tonight's goal is to get feedback from the PB, as this is a non-binding discussion, with no approvals or votes taken.

Gleason said this is a 23 acre parcel, and the plans show one stadium, three additional ball fields for both baseball and softball, and a hotel. They are currently having discussion with the NHDOT with regards to access, road widening, etc., and have met with the Epping Water and Sewer Commission. Epping is receptive to the water, but the sewer is questionable. Gleason said that both towns would have to get together to discuss this, and he said he could participate in that conversation as well. Hamilton said, based on the plans provided, there does not seem to be enough parking, the parking needs to balance with the seating. Gleason said the stadium would be built first. Hoyt said they want to be able to maximize the use of the land, and Greenwood said that the soils don't allow all that they are showing. Hoyt said that each franchise is a 501 c3 and USA Training Center is an LLC, and they would own the complex. The Mavericks is a collegiate franchise that would have approximately 27 home games. They would not limit the uses to baseball, but open it up, for example, dog shows or other uses appropriate.

Gleason said their next step is to begin the engineering process, and they need to address the water and sewer. Greenwood said Brentwood and Epping have had starts and stops of discussion over the years that really have not gone very far.

**Brentwood Planning Board
Minutes
May 19, 2016**

Gleason said they would like to have discussion with the Zoning Board of Adjustment with regards to this, and Stevens said that they would have to be able to provide hard and fast soil information, what they would be applying for, before going to the ZBA with any variance or special exception request. Gleason and Hoyt thanked the Board for their time this evening.

Board Business

The Board has received a request for a 90 day extension from the Callahan-Bouchard site plan (tax map 209.004) to their conditional approval.

Motion made by Hamilton, 2nd by Mantegari to grant the extension to September 1, 2016: all were in favor.

Greenwood said he met with Dave Roberts, owner of tax map 209.014, and Roberts said he has potential tenants, one who wants to use an existing building for a pub brewery, and another who wants to use a portion of the existing display for a portable coffee shop. Greenwood thinks this can be accomplished by way of a public hearing, and with an affidavit to be recorded to Roberts previously approved plan. Members agree that a full site plan will not be needed, and an addendum can be done through a public hearing.

Stevens said that town engineer Steve Cummings asked if he can do some site work for a parcel in town (map 205.001). Cummings has done this in the past with the Board's blessing.

Motion made by Stevens, 2nd by Hamilton to allow Cummings to work on this site: all were in favor.

Motion made by Hamilton, 2nd by Kennedy to approve the April 21 minutes. The motion carried with Wells abstaining as she was not present.

Motion made by Mantegari, 2nd by Hamilton to adjourn at 8:10: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire,
Administrative Assistant,
Planning Board